

CITY OF VANCOUVER
SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver to meet with the P.N.E. Board of Directors to discuss the P.N.E. proposals was held in the No. 1 Committee Room, Third Floor, City Hall on Tuesday, February 28, 1978 at 2:00 p.m.

PRESENT: Mayor Volrich (in the Chair)
Aldermen Bellamy, Brown, Gerard, Gibson,
Harcourt, Kennedy, Marzari and Puil

ABSENT: Aldermen Ford and Rankin

CLERK TO THE COUNCIL: M.L. Cross

INFORMATION

On December 13, 1977, Council resolved

"THAT a meeting between Council and the P.N.E. Board of Directors be arranged to discuss the whole P.N.E. project."

The following P.N.E. Directors were present for the discussion:

Mr. E. Swangard, President
Mrs. I. Chisholm, Vice-President
Mrs. M. Ceron
Mr. P. Difonzo
Mr. W.E. Hart
Mr. H. Jerome
Mr. T. Loftus
Mr. E. Wiles

Mr. E. Swangard presented a position paper (on file in the City Clerk's office) on behalf of the P.N.E. Directors, outlining that this and any subsequent meetings that may be arranged will give both Council and the P.N.E. an opportunity to air their views in three areas of concern:

- (a) the relationship between the City and the P.N.E.
- (b) the proposed physical redevelopment of the P.N.E. grounds
- (c) in particular, the Hamilton, Doyle & Associates concept for such a redevelopment

Reading from the position paper, Mr. Swangard stated:

- "1. Whatever positions the Directors of the P.N.E. Board take on any issue, they must be based on their mandate under the Pacific National Exhibition Incorporation Act -- which simply means the Board is responsible primarily to, and for, the interests of the people of British Columbia as a whole.
- 2. Unless the unfortunately ever accelerating trend to take adversary positions are reversed and relations harmonized between the P.N.E. and City Hall there can be only one victim -- if not casualty. That is the Community.

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3. To achieve the most beneficial results for the Community there must be the utmost of candor in the dialogue between the two sides."

The position paper outlined the community services provided to the community, City and Lower Mainland, gives examples of events that have an economic benefit to the community, and notes that the P.N.E. has a payroll approaching \$5,000,000 for some 3,300 employees.

With respect to the Hamilton, Doyle & Associates concept the paper states in part:

"Right from the moment of the original presentation of the concept on September 14, the P.N.E. Board made it crystal clear, that this merely was a concept and nothing else.

The lumping together of an array of ideas of what conceivably could be done, if feasible:

1. to meet the urgent demands of redevelopment in view of obsolete, rapidly deteriorating facilities and the need to remove or phase out some buildings which had become for a variety of reasons, uneconomical.
2. to clean up and refurbish, so to speak, the entire P.N.E. complex blight to make it more efficient, attractive and pleasing to provide, in many respects, a park-like area for the enjoyment and recreation of the public, as set out in the mandate as provided for in the Trust Deed and according to our philosophical guidelines.

At the September 14, 1977 meeting, attended by a large number of representatives from business, industry, labour, Community, the neighbourhood and legislative bodies, Alderman Michael Harcourt suggested that the meeting accept the concept for discussion and it be implemented in the fastest way possible.

The motion was rejected because it was too premature.

Subsequently, the Board appointed the Action '78 Community Committee to study and research the Hamilton concept and report back to the Board on the finance, facility and community acceptance feasibility of all the components of the concept and, if not feasible, recommend modifications or, for that matter, alternatives.

There was nothing concrete before the Board until the Sub-committee recommendations were to be received.

It did come as a surprise that on October 4, 1977, City Council requested an in-depth study by the Director of Planning and City Engineer on what was called the proposed action plan for the P.N.E. "

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Mr. Swangard outlined his concerns with respect to the report prepared by the Director of Planning and the City Engineer. With respect to the comments regarding P.N.E. objectives and activities Mr. Swangard noted that the P.N.E. Board of Directors, very much in keeping with the mandate of the Incorporation Act and the constraints imposed upon the use of P.N.E. lands as contained in the Trust Deed of 1889, has established and operated along definite guidelines, subject to review and possible revision from time to time. There is an overall policy to which the P.N.E. must adhere within its mandate from the Lieutenant-Governor-in-Council -- "it is the P.N.E.'s function to be oriented to provide services to the Community, that is the Province of B.C. as a whole for the enjoyment and recreation of the public. This in turn dictates that the P.N.E., through activities, generates the financial resources required to fulfill this mandate."

With respect to the redevelopment proposals, Mr. Swangard noted that redevelopment of the grounds to meet the objectives of the P.N.E. Board is generally agreed upon.

The position paper states in part:

"The Board of Directors at its last meeting approved a recommendation of the Action '78 Community Committee in respect to a multi-purpose building.

This was a recommendation of the Feasibility Facilities Sub-Committee under the Chairmanship of Ted Loftus, the result of innumerable hours of research, especially into the requirements of the users of space.

It asked the Board to approve the proposition that there be a multi-purpose building to include a 60,000 seat stadium as a component to be situated adjacent to and tied in with the Agrodome.

Final approval to be subject to successful conclusion of a number of follow-through activities:

- a. examination of the structural, mechanical and flooring systems to be defined to establish cost;
- b. economic proforma of the multi-purpose building be established;
- c. impact on the Community;
- d. transportation study;
- e. project funding plans;
- f. full consideration be given to adequate landscaping."

Mr. Swangard stressed that this proposal, if it is eventually approved, does not mean expansion of P.N.E. facilities per se.

In response to Mr. Swangard's comments that the report was an example that the Planning Department did not do its homework and ventured into inappropriate fields, Mr. R. Spaxman, Director of Planning, advised that the Manager's report had been put together and concurred in by all relevant departments. The report

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was prepared quickly in response to Council's request and does not represent just the views of the Planning Department. As well, conversations had been held with Hamilton, Doyle & Associates. The recommendations of the report are designed to get a co-operative spirit and co-operative process underway in terms of major planning at the P.N.E.

The Mayor enquired whether a co-operative process fit in with the P.N.E.'s thinking and Mr. Swangard agreed that it did.

He indicated that Mr. Hamilton had been instructed by the Board to work in consultation with the Planning Department. The Board has agreed that any work the Sub-committee does should be done in consultation with the City. Mr. Swangard noted that he had phoned and invited City Hall people to meetings but no one attended.

Mr. T. Loftus, Chairman of the Feasibility Facilities Committee, advised that the Committee has been doing an analysis of the user requirements of the P.N.E. taking into account existing buildings, their condition, etc. They have spent weeks talking to sports people, showmart people, concert managers, agriculture and livestock users. The information has been compiled into a composite study for a possible multi-purpose building plan. Their recommendation to the Board is that the multi-purpose building include a 60,000 seat stadium as a component to be situated adjacent to and tied in with the Agrodome. Mr. Loftus advised that the next step is to consult with structural, planning and traffic people.

The Mayor asked if Council's motion:

"THAT the City meet with representatives of the P.N.E., the Provincial Government, the Greater Vancouver Regional District, the Parks Board and the City Planning Commission to agree on an appropriate co-operative planning procedure, including citizen representation from the area."

was acceptable as a principle to the P.N.E. Mr. Swangard agreed that it was.

In answer to a question whether the stadium had to be at the P.N.E. , Mr. Swangard advised that based on their research, it is the most appropriate place -- the land is available and the P.N.E. has the functions that will subsidize the stadium operation. The P.N.E. has a staff geared to handle a stadium operation. Mr. Swangard stated that the fastest way to get a new stadium would be to construct it at the P.N.E. but if the City wants to build a stadium elsewhere they should go ahead. The P.N.E. would merely have to build a multi-purpose facility.

In reply to a question as to the rush for a new stadium, Mr. Swangard stated that within three years, if there is not a large enough stadium to obtain sufficient revenue major sports will not be able to exist.

Comments from the members of Council included:

- It is important that Council and the P.N.E. Board get together and renegotiate a spirit of co-operation.
- Perhaps there should be a redefinition of what functions are undertaken by the P.N.E.

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- How is the redevelopment going to be financed -- at a time when the City is trying to cut back the P.N.E. is wanting to spend millions to expand.
- Inconceivable that more traffic could be added to the area -- what effect will a 200 ft. high stadium have on the residents.
- Council has a responsibility to represent the community and the whole City.
- P.N.E. Directors should know that the P.N.E. is basically a tenant of the City and a citizen of the City.
- There has been no study done on a desirable location for a major stadium facility -- Mr. Loftus' Committee terms of reference were to look at the facility on the P.N.E. grounds itself.
- If the P.N.E. Directors were not happy with the Planner's report, the Aldermen on the P.N.E. Board should have been advised and the matter could have been discussed further by the Standing Committee on Planning and Development.
- There is no doubt that redevelopment of the P.N.E. is necessary but there has to be a co-operative process.
- Council has a decision to make with respect to three possible locations for a multi-purpose/stadium complex. All the facts with respect to each location should be known before the decision is made.
- Hopefully the Vancouver City Planning Commission can come forward with some recommendations to the Council on these locations.

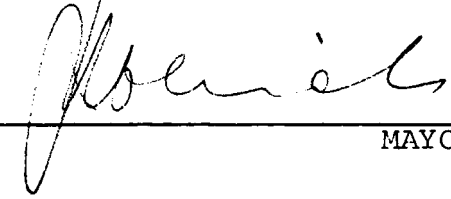
The Mayor indicated that the discussion had been useful and that Council and the P.N.E. agree on one basic principle -- a co-operative planning process. He suggested that the P.N.E. officials and City staff meet to discuss the initiation of the co-operative planning process outlined in Council's action of January 24, 1978. If necessary, a meeting between the Standing Committee of Council on Planning and Development and the P.N.E.'s Feasibility Facilities Committee, including representation from citizens and the G.V.R.D., could be arranged.

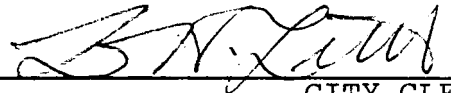
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The Special Council Meeting adjourned at 3:55 p.m.

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The foregoing are Minutes of the Special Council Meeting
of February 28, 1978, adopted on March 14, 1978.


MAYOR


CITY CLERK